

## NEIGHBORHOOD ASSOCIATIONS COUNCIL OF CLARK COUNTY

### MAY 10, 2004 MEETING MINUTES

The meeting was called to order by Chairman, Doug Ballou at 7 p.m. Doug announced that next month's agenda will feature a NUSA report and Bridget Schwarz indicated that the capital facilities plan for the amphitheater may also be ready at that time.

Those in attendance were: Bud Van Cleve, NE Hazel Dell; Susan Gilbert, Enterprise/Paradise Point; Robyn Kim, Greater Brush Prairie; Debbie Abraham, Felida; Bridget Schwarz, FOCC, Don Wastler, citizen, George Vartanian, Fairgrounds, Dick Durland, Sherwood Hills; Holly Gaya, CC Neighborhood Outreach, Doug Ballou, Chairman; Lee Wells, Ridgefield Junction; Mike Evans, CCSO, Gordy Euler, CC Long Range Planning, Curtis Achziger, West Hazel Dell; William Moyer, Pleasant Highlands .

#### Gordy Euler – Long Range Planning

Gordy was invited to give reports on both the proposed Home Business Ordinance and the Critical Areas Ordinance.

Home Business Ordinance – Gordy announced that there will be a public hearing before the Board of County Commissioners on the proposed draft of this ordinance on Monday, May 24, 2004 at 6:30 p.m. at Prairie High School, 11500 NE 117<sup>th</sup> Avenue, in Brush Prairie.

This ordinance is being presented to the public for input after more than a year of deliberations by both an appointed task force as well as input from the Planning Commission. The purpose of the ordinance is to protect the integrity of zoning districts of Clark County while allowing the use of property for home businesses. The ordinance may be viewed on the county web page.

Critical Areas Ordinance – This ordinance is in its infancy and is two pronged. The GMA requires that critical areas ordinances be updated every five years and further that such an update be based on best available science (BAS). There will be a six-step procedure toward the adoption of the update. One or two of the procedures will include public review (summer 2004) and Focus Group review (summer/fall 2004). The public review will include an open house to present the BAS that is different from the original ordinance. J.D. White Company is doing the public involvement and focus group segments. There has been a grant received for the project which asks for a December 1 submission of the extent of the modified ordinance. Gordy also mentioned that Public Works and Long Range Planning are partnering in a wetland restoration project.

#### Mike Evans – Clark County Sheriff's Office

Chief Evans reported on the CCSO contract decision with the cities of La Center, Ridgefield and Battleground. He shared the history of the contracts between the Sheriff's Office and the county cities. These contracts were entered into in 1997 to achieve efficiencies in services to fringe areas outside these cities. Because of budget constraints, these contracts have not been renewed. The small cities were looking at these contracts as a source of revenue and it became a point of diminishing returns for the CCSO.

## SUSAN GILBERT – COWLITZ INDIAN TRIBE FEE-TO-TRUST APPLICATION

Susan reported to the board her neighborhood association's involvement with the Cowlitz proposed development of 151 acres at the junction of I-5 and La Center Road. The Enterprise/Paradise Point Neighborhood Association's main thrust with the Bureau of Indian Affairs has been one of deep environmental concern. All 151 acres of the Cowlitz property drains into a stream through a culvert under I-5 directly into the East Fork. Since the East Fork supports migrating endangered coho, Chinook and steelhead, any development on this property must be held to the most stringent of environmental rules. The lower part of the East Fork is also home to roosting and nesting threatened bald eagles. The Cowlitz tribe plan to build a sewer treatment plant. The effluent from the plant will be discharged into a feeder stream of the East Fork. Susan asked all members to study the subject and to write letters to the BIA in support for the requirement to prepare a full EIS on this property. The BIA will make that judgment under NEPA rules after reviewing all written communication from all parties.

## BUD VAN CLEVE – INFILL ORDINANCE

Bud announced that the infill ordinance was being reviewed. One change needed is the requirement for a survey prior to any development of infill. There are two tiers to the ordinance: Tier 1 is only suitable for single residences and Tier 2 has more flexibility but more requirements. Only tier 2 requires a meeting with neighbors, but both Curtis and Bud believe that both tiers should require a neighbors meeting. Bud announced that there are a couple of loopholes that must be eliminated so that the ordinance meets the original objectives. He said that time is set aside during a pre-application conference for neighbors to have input. Bud and Curtis both emphasized the point that neighbors (next to an infill development) should take pictures inside and outside their own home prior work commencing on the site. This will record original condition prior to construction activity. If any change in their house's integrity should occur due to the compacting of soil at the infill site, then they have documented proof that it wasn't a pre-existing condition.

Bud also showed a flip chart which contains disaster procedures for child care facilities. This is a free chart to everyone and would be most helpful not only to individual parents but also to child care centers and churches. The publication is # 910-130 and may be obtained from Department of Health at [Gary.Soderberg@doh.wa.gov](mailto:Gary.Soderberg@doh.wa.gov)

There being no further business, the meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Susan Gilbert, Secretary

Reviewed and Approved by Doug Ballou, Chair May 20, 2004